





AN IMPRESSIVE FOUR BEDROOM DETACHED HOUSE WITH TWO BATHROOMS – CHAIN FREE SALE

This superb family home is situated within a delightful and much sought after residential cul-de-sac and offers bright, spacious and well presented accommodation throughout.

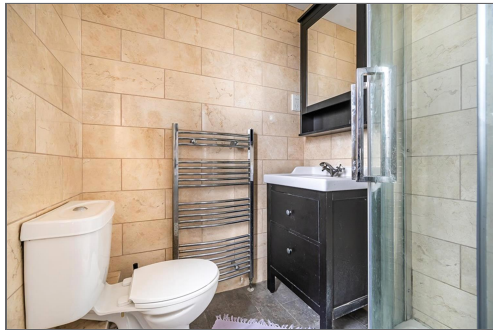
The ground floor is made up of an entrance hallway, guest w.c, a good size reception room that leads through to a superb 22ft 10' x 10ft 6' kitchen/dining room, utility room and home office. On the first floor, the master bedroom features an en-suite shower room. There are three further bedrooms and the family bathroom.

Externally, there is a sunny aspect rear garden and off-road parking for several cars.



KEY FEATURES

- 1492 sq ft plus integral garage
- Potential for a garage conversion
- Modern fitted kitchen/dining room extension
- Chain free sale
- Home office
- South east facing garden
- Superb condition throughout



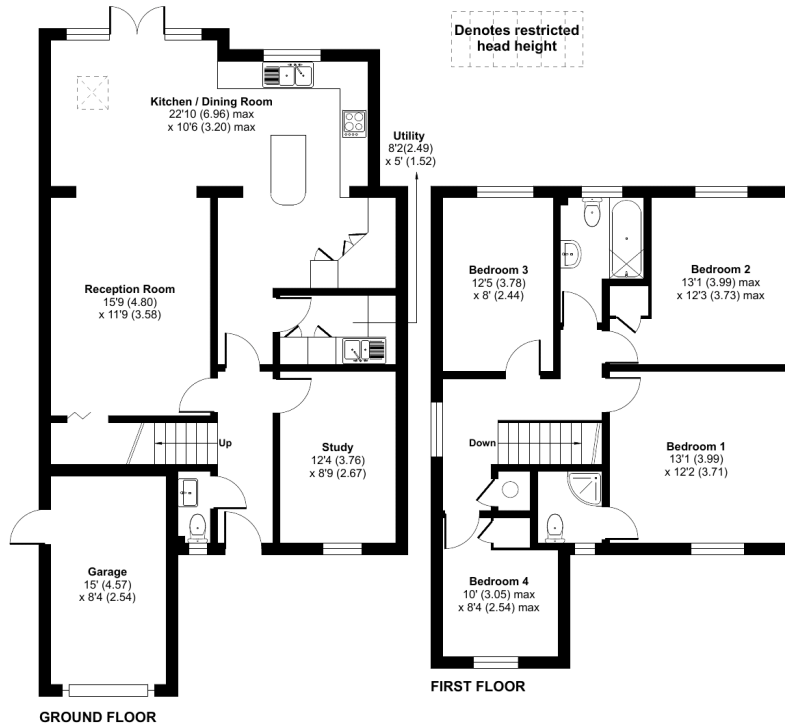
Bishops Field, Aston Clinton, Aylesbury, HP22

Approximate Area = 1492 sq ft / 138.6 sq m

Garage = 125 sq ft / 11.6 sq m

Total = 1617 sq ft / 150.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for SM Properties. REF: 1184163

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		70	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Salters Residential
32 Langley Road
Nascot Wood, Watford
Herts, WD17 4PN

01923 901 777
info@saltersresidential.co.uk
www.saltersresidential.co.uk

DISCLAIMER - Every attempt has been made to ensure accuracy. However, all measurements are approximate and for illustrative purpose only.

In accordance with The Consumer Protection from Unfair Trading Regulations 2008, these particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract.

We have not carried out a structural survey and the services and appliances have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of e.g. carpets or furniture. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

01923 901 777
info@saltersresidential.co.uk
www.saltersresidential.co.uk

